

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LEN	CHORD BEARING	DELTA ANGLE
C1	657.00	89.77	44.95	89.70	N88°19'07"W	07°49'43"
C2	1043.00	342.23	172.67	340.70	N73°48'16"W	18°48'00"
C3	25.00	38.41	24.15	34.74	N39°11'41"W	88°01'10"
C4	1886.16	265.84	133.14	265.62	N00°46'38"E	08°04'32"
C5	603.65	16.53	8.27	16.53	S68°06'19"E	01°34'09"
C6	1243.00	447.11	225.99	444.70	S74°42'33"E	20°36'33"
C7	1886.16	175.89	88.01	175.82	N02°08'37"E	05°20'35"
C8	1886.16	89.96	44.99	89.95	N01°53'39"W	20°36'33"
C9	1243.00	299.38	150.42	298.68	S78°06'50"E	13°48'00"
C10	1243.00	147.73	73.95	147.64	S67°48'33"E	06°48'34"
C11	1043.00	218.27	109.54	217.88	N77°12'33"W	11°59'28"
C12	1043.00	123.96	62.05	123.88	N67°48'33"W	06°48'34"

#### EDWARDS AQUIFER NOTES:

1.) THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30.17A.C. SECTION 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL THRCO OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE THRCO.

#### SAN ANTONIO WATER SYSTEM NOTES:

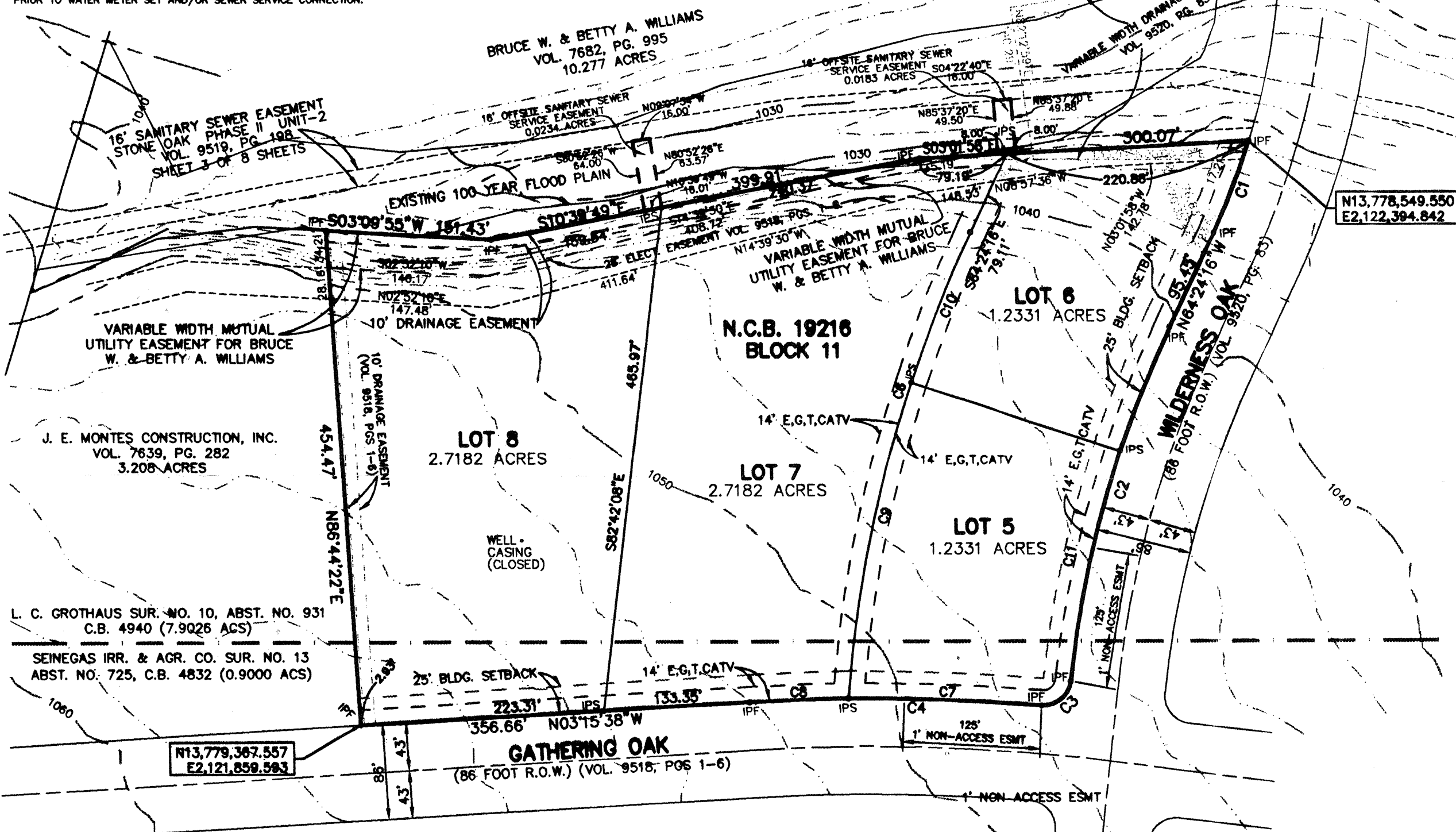
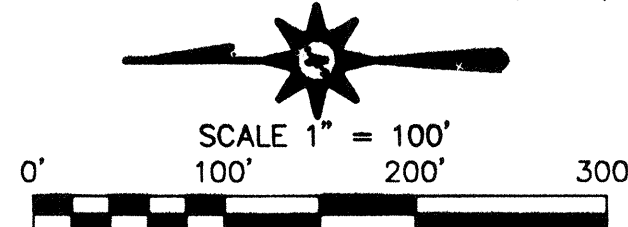
1.) WASTEWATER EDU'S NOTES  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.  
2.) IMPACT FEE PAYMENT NOTE:  
WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

#### CITY OF SAN ANTONIO NOTES:

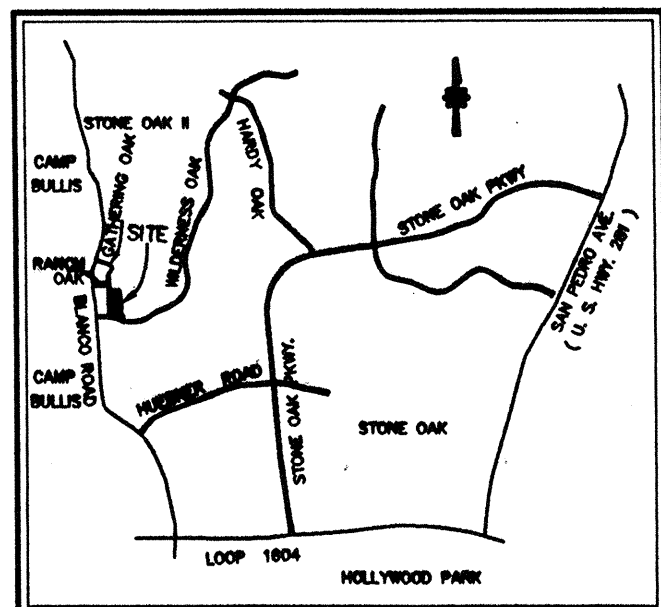
1.) DRAINAGE EASEMENT NOTES  
NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS, AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID EASEMENT.  
2.) THIS PLAT IS PARTICIPATING IN THE REGIONAL STORMWATER MANAGEMENT FOR A USABLE AREA OF 7.9026 ACRES.  
3.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.  
4.) UDC STREETSCAPE TREE REQUIREMENT IS TO BE COMPLIED WITH AT TIME OF BUILDING PERMIT. STREETSCAPE TREES SHALL BE COMPLIED DURING THE BUILDING STAGE.  
5.) NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/100 YEAR FLOOD PLAIN.  
6.) LOTS 5 AND 6 WILL ALLOW CROSS ACCESS TO EACH OTHER ACCORDING TO UDC SECTION 35-506(X)(3).

#### GENERAL PLATTING NOTES:

1.) 1/2" IRON RODS SET AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.  
2.) THE TEXAS STATE PLANE COORDINATES FOR SOUTH CENTRAL ZONE WERE ADJUSTED TO NAD-83 (NORTH AMERICAN DATUM 1983).  
3.) E.G.T.CATV = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT.  
4.) BASIS OF BEARING: THE BUSINESS PARK AT STONE OAK, UNIT 1 (VOL. 9518, PGS 1-8)



PRIVATE SANITARY SEWER NOTE:  
1.) ALL SEWER MAINS OR LATERALS LOCATED WITHIN BOUNDARIES OF THIS SUBDIVISION ARE AND WILL BE PRIVATELY OWNED AND MAINTAINED BY DEVELOPER OR OWNER.



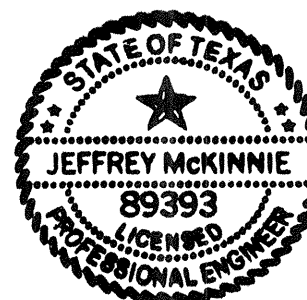
LOCATION MAP

DEVELOPER  
RANTE, LLC  
18585 SIGMA, SUITE 106  
SAN ANTONIO 78258

HALLENBERGER  
ENGINEERING, L.C.  
CONSULTING ENGINEERS & SURVEYORS  
206 E. RAMSEY  
SAN ANTONIO, TEXAS 78216  
(210) 349-8571 fax (210) 349-8571  
www.hallenberger-engineering.com



DATE: JULY 18, 2002 JOB NO: 224 SHEET NO: 1 OF 1



STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Brad Parman*  
LICENSED PROFESSIONAL ENGINEER  
1-22-03

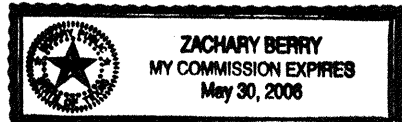
STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

*Brad Parman*  
BRAD PARMAN

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRAD PARMAN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22ND DAY OF JANUARY 20 03.



*Zachary Berry*  
NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

### SUBDIVISION PLAT OF RANTE OFFICE PARK

BEING 7.9026 ACRES OF LAND AND TWO 16' WIDE OFFSITE SANITARY SEWER SERVICE EASEMENTS (0.0234 & 0.0183 ACRES), SITUATED 7.0026 ACRES IN THE L. C. GROTHAUS SUR. #10, ABST. #931, C.B. 4940, AND 0.9000 ACRES IN THE SEINEGAS IRR. & AGR. CO. SUR. #13, ABST. #725, C.B. 4832 ALL IN N.C.B. 19216, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and Right-of-Way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement", "Gas Easement", "Anchor Easement", "Service Easement", "Overhang Easement", "Utility Easement", and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, potting, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances; Together with the right of ingress and egress over Grantor's adjacent land, the right to relocate said facilities within said easement and Right-of-Way areas, and the right to remove from said lands all trees or parts thereof, of other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes.

This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.

Note: Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.

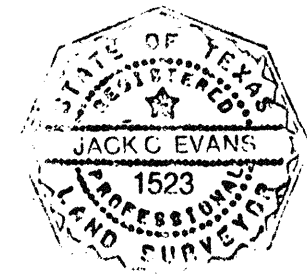
Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

THIS PLAT OF RANTE OFFICE PARK HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.  
DATED THIS 22ND DAY OF JANUARY, A.D., 20 03.

STATE OF TEXAS  
COUNTY OF BEXAR  
BY: DIRECTOR OF DEVELOPMENT SERVICES

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY JACK C. EVANS.

*Jack C. Evans*  
REGISTERED PROFESSIONAL LAND SURVEYOR



STATE OF TEXAS  
COUNTY OF BEXAR

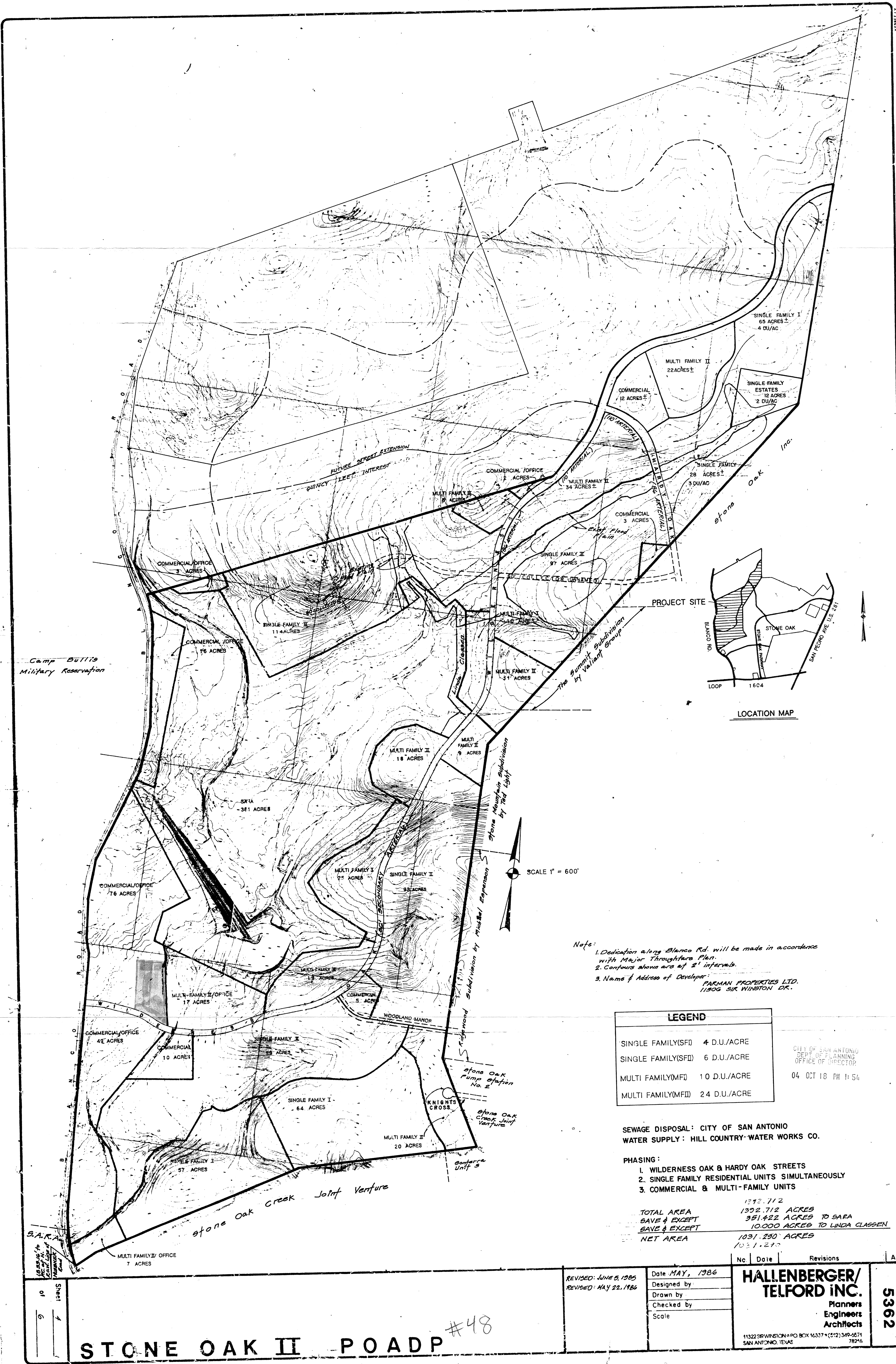
I, GERRY RICKOFF COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 22ND DAY OF JANUARY, A.D., AT 10:00 M. AND DULY RECORDED IN THE 206 DAY OF JANUARY, A.D., AT 10:00 M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME 206 ON PAGE 1 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 22ND DAY OF JANUARY, A.D., 20 03.

COUNTY CLERK, BEXAR COUNTY, TEXAS.  
BY: DEPUTY

FILE: 224PLT.DWG

VRP# 05-10-006





Note:  
1. Dedication along Blanco Rd. will be made in accordance with Major Thoroughfare Plan.  
2. Contours shown are at 2' intervals.  
3. Name & Address of Developer: **PARMAN PROPERTIES LTD.**  
11306 31K WINSTON DR.

LEGEND	
SINGLE FAMILY(SFD)	4 D.U./ACRE
SINGLE FAMILY(SFD)	6 D.U./ACRE
MULTI FAMILY(MFD)	10 D.U./ACRE
MULTI FAMILY(MFD)	24 D.U./ACRE

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR  
04 OCT 18 PM 1:54

SEWAGE DISPOSAL: CITY OF SAN ANTONIO  
WATER SUPPLY: HILL COUNTRY-WATER WORKS CO.

PHASING:  
1. WILDERNESS OAK & HARDY OAK STREETS  
2. SINGLE FAMILY RESIDENTIAL UNITS SIMULTANEOUSLY  
3. COMMERCIAL & MULTI-FAMILY UNITS

TOTAL AREA	1372.712 ACRES
SAVE & EXCEPT	351.422 ACRES TO SARA
SAVE & EXCEPT	10,000 ACRES TO LINDA CLASSEN
NET AREA	1021.290 ACRES

No.	Date	Revisions	App.
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REVISED: JUNE 5, 1985  
REVISED: MAY 22, 1986

Date MAY, 1986  
Designed by  
Drawn by  
Checked by  
Scale

**HALLENBERGER/  
TELFORD INC.**  
Planners  
Engineers  
Architects  
11322 31K WINSTON • PO BOX 16337 • (212) 349-2574  
SAN ANTONIO, TEXAS 78216

5362

STONE OAK II POADP

VRP# 05-10-006



**City of San Antonio**  
Development Services Department  
**Vested Rights Permit/Consent Agreement**  
**APPLICATION**

Permit File: # 05-10-006  
Assigned by city staff

Date: \_\_\_\_\_

DEPT. OF PLANNING  
OFFICE OF DIRECTOR  
04 OCT 18 PM 1:53

☐ Vested Rights Permit

☐ Consent Agreement

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.

*Note: All Applications must comply with the Unified Development Code (UDC),  
Section 35-B124 Vested Rights Determination for the City of San Antonio.*

(a) Owner/Agent: Rante LLC

Phone: 210-404-1340 Fax: 210-404-1331

Address: 18585 Sigma, Suite 106

City: San Antonio State: Texas Zip code: 78258

Engineer/Surveyor: Hallenberger Engineering, L.C.

Address: 206 E. Ramsey

City: San Antonio State: Texas Zip code: 78216

(b) Name of Project: Rante Office Park

(c) Site location or address of Project and Legal description:

Being a 7.9026 acre tract of land; Situated 7.0026 acres in the L.C. Grothaus Survey #10, Abstract #931, C.B. 4940, and 0.9000 acres in the Seinegas IRR. and ARG. CO. Survey #13, Abstract #725, C.B. 4832, All in N.C.B. 19216, City of San Antonio, Bexar County, Texas.

Located at the Northeast corner of Wilderness Oak and Gathering Oak

Council District 9 ETJ No Over Edward's Aquifer Recharge? (X) yes ( ) no

3. What is the specific Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

(d) Total land use, in square feet Commercial – 305,033 Sq. Ft.

(e) Total area of impervious surface, in square feet 259,278 Sq. Ft.

(f) Number of residential dwellings units, by type; N/A

(g) Type and amount of non-residential square footage; Commercial Office 122,013 Sq. Ft.

(h) Phases of the development, (If Applicable); N/A

4. What is the date the applicant claims rights vested for this Project? June 5<sup>th</sup>, 1985

(i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following: a timing and phasing plan for the proposed development; a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed; and the conditions under which approvals or permits will lapse or may be revoked. A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

4 a. What, if any, construction or related actions have taken place on the property since that date?

Plat Number 020283 applied on May 15<sup>th</sup>, 2002; Director of City of San Antonio Development Services approved on February 4<sup>th</sup>, 2003; Currently Unrecorded.

5. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• PERMIT

Type of Permit: \_\_\_\_\_ Date of Application: \_\_\_\_\_

Permit Number: \_\_\_\_\_ Date issued: \_\_\_\_\_

Expiration Date: \_\_\_\_\_ Acreage: \_\_\_\_\_

04 OCT 18  
 OFFICE OF THE  
 CITY CLERK  
 SAN ANTONIO

• **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)\*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Stone Oak II # 177

Date accepted: June 5<sup>th</sup>, 1985 Expiration Date: \_\_\_\_\_ MDP Size: 1031 acres

• **P.U.D. PLAN**

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_

• **Plat Application**

Plat Name: \_\_\_\_\_ Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_

Date submitted: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

(Note: Plat must be approved within 18 months of application submittal date).

04 OCT 18 PM 1:54  
OFFICE OF DIRECTOR

• **Approved Plat**

Plat Name: \_\_\_\_\_ Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_ Approval

Date: \_\_\_\_\_ Plat recording Date: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ Vol./Pg. \_\_\_\_\_

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

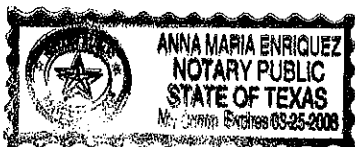
• **Other**

**NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.**

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: Bradley J. Parman Signature: [Signature] Date: 10-8-04

Sworn to and subscribed before me by Bradley J. Parman on this 8<sup>th</sup> day of October in the year 2004, to certify which witness my hand and seal of office.



[Signature]  
Notary Public, State of Texas

**City of San Antonio use**

**Permit File: # 05-10-006**

Assigned by city staff

**Date: 10/29/04**

☒ **Approved**

☐ **Disapproved**

Review By: \_\_\_\_\_

  
Development Services Department

Date: \_\_\_\_\_

**Comments:** As per City attorney comments the application is approved as requested. As of June 5, 1985, the date of approval of Stone Oak II POADP #177 for a commercial office area of approximately 122,000 square feet with attendant parking.

1574

**RANTE, L.L.C.**  
18585 SIGMA, SUITE 106  
SAN ANTONIO, TX 78258  
(210) 404-1333

**FALCON INTERNATIONAL BANK**  
88-1580-1149

10/11/2004

City of San Antonio

\$ \*\*160.00

Details on back.

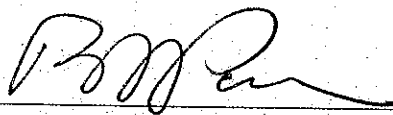
Security Features Included.

lred Sixty and 00/100\*\*\*\*\*

DOLLARS

ty of San Antonio

Application



MP

001574 114915803 0543083413

of San Antonio

10/11/2004

1574

160.00

05-10-006